

housing choice

The principal goals of city housing policy are to improve choices, both for households with constrained choice and for households with many choices. Every household in the city is entitled to settle in a safe neighborhood. Secondly, quality housing dwellings are in high demand throughout the city. Finally, a cluster of amenities, whether in the form of a community school, a park facility, a coffee shop, or a library is identified with each neighborhood, to assist in promoting a sense of identity and involvement among neighbors.

expand substantial housing choice

Another important group of consumers in Minneapolis' housing markets are people with substantial housing choice. To attract these consumers, the city must preserve and strengthen existing housing markets, and protect these markets from threats to their continued economic vitality. Yet in order to enhance the city's strong housing markets, the first priority is to work on innovation in specific market niches, such as empty nesters or seniors,, particularly for new housing development projects. Developers who understand the qualities that make urban housing appealing to people with significant income to spend on housing have built successful projects in central cities elsewhere in the country. New developments that improve physical accessibility and adaptable dwellings that suit changing housing needs will be increasingly in demand as the population ages. There is a place in the city for all households, if public agencies and private developers offer a housing product that provides the combination of features households demand. Ultimately, it is both reinvestment in the existing housing stock and development of new housing types that will enable the city to meet its goal of expanding housing choice.

expand constrained housing choice

Another way to describe the city's policy objectives in influencing the housing market is to target the variety of residents' housing choices. The new households that establish themselves in Minneapolis will make their decision about housing in distinct economic and family circumstances. Some households will be constrained in their choice; others will have tremendous choice and will be attracted to city living for very specific reasons. The ability to provide residents from all walks of life with increased housing choices, in a variety of housing types, ages (newly constructed and renovated older buildings) and affordability levels will hugely influence the pattern of future prosperity and vitality in the city. Guideposts and tools that have been developed to assist the city and its partners in implementing expanded choice in housing will continue to provide leadership in the future. These tools define terms such as affordability, medium and high density housing. They also relate the city's efforts at expanding housing choice to metropolitan initiatives, and include the Livable Communities Act guidelines, the Consolidated Plan for Housing and Community Development, tax credit programs for affordable housing developments and MCDA sponsored programs for housing redevelopment and new construction.

4.13 Minneapolis will expand the type and range of housing types for residents with substantial choice.

4.11 Minneapolis will improve the range of housing options for those with few or constrained choices.

Implementation Steps

Increase the variety of housing types (affordability, style, location) throughout the city, its communities and the metro area, giving prospective buyers and renters greater choice in where they live.

Provide and maintain moderate and high-density residential areas.

Provide and maintain areas that are predominantly developed with single and two family structures.

Promote the development of housing types that can be adapted to accommodate changing housing needs over time.

Encourage housing developments targeted to a variety of housing submarkets, including, but not limited to, seniors or empty nesters.

Promote mixed income housing development as a method of providing more choices to residents.

Promote mixed income housing as part of mixed use development so that the likelihood of affordable housing is increased.

Encourage new housing production as a way to increase resident choices throughout the city. City support for new housing development will be forwarded based on a) the project's location b) the level of affordability of up to 20% of its units, based on the project's location in an over-concentrated or non-concentrated community, and c) the type of housing proposed as it relates to the existing variety of housing types in the neighborhood.

Encourage the rehabilitation and sensitive reuse of older or historic buildings for housing, including affordable housing units.

Preserve and strengthen existing strong housing markets by encouraging an increase in property values, homesteaded properties and increased long-term residency.

Encourage infill housing.

Fair Housing practices

The city will make reasonable accommodation of the housing needs of the resident population, as required by the federal Fair Housing Amendments Act of 1988. These responsibilities range from providing intake and referral services for citizens who believe they have been discriminated against with regards to fair housing rights, to contracting with consumer and provide groups to ensure Fair Housing requirements are met.

4.10 Minneapolis will reasonably accommodate the housing needs of all of its citizens.

Implementation Steps

Permanent housing for people with disabilities shall not be excluded by the zoning ordinance or other land use regulations from the benefit of residential surroundings. Special housing shall be available as needed and appropriately dispersed throughout the city.

Appropriate departments and agencies of the city shall actively enforce anti-discrimination laws and activities that promote Fair Housing practices.